



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-26
APPLICANT: Elsey Partners
DATE: September 11, 2014
LOCATION: Page Circle
TO: Interested Neighbors
WARD: 4
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Proposed Apartment Complex

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an apartment development of approximately 555 units with 915 beds. This property is currently zoned R-3, Multi-Family Dwelling District, and rezoning will be required to a Planned Unit Development.

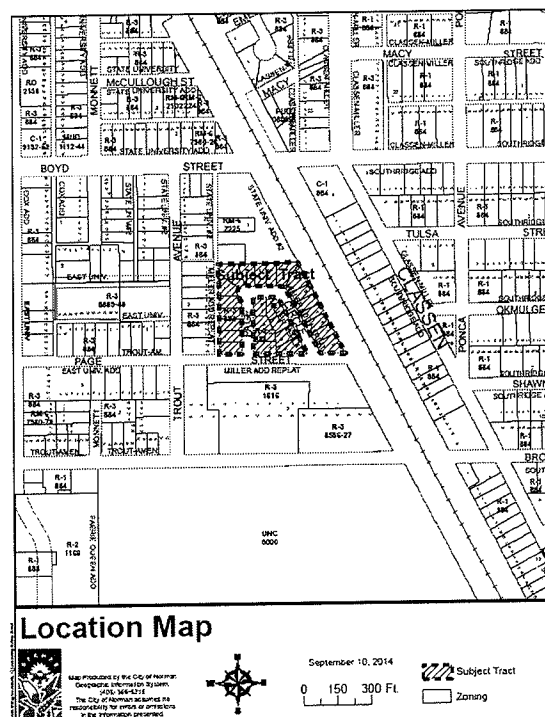
Please join us for a Pre-Development discussion of this proposal on Thursday, September 25, 2014 from 6:00 p.m. until 6:30 p.m. The meeting will be held in the City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Chris Elsey, (785) 317-5265 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-26

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Elsey Partners	ADDRESS 1532 College Ave Flr Manhattan, Mo 66502
EMAIL ADDRESS chris@myprimeplace.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Chris Elsey 785-317-5265 BEST TIME TO CALL: Any time

A proposal for development on a parcel of land, generally located 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 402, 404, 406, 408, 426, 428, 430, 432, Page Circle

and containing approximately 4.2 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Multifamily Apartment building with apx. 555 units, 915 beds in a 4 story building with lofted unit. A structured Parking Garage will serve the Building

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to PUD, Planned Unit Devel. District(s)
☐ Special Use for _____
☒ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: R-3
 Current Plan Designation: Low Density Residential

Received on:

9-8-14

by

mt

Page Circle PUD Written Description

Else Partners is vertically integrated student housing development company that designs, builds, and manages infill student housing properties that are within walking distance to the university. The proposed project is a multifamily apartment complex on 4.2 acres consisting of approximately 555 units or 915 beds. The project will more than likely be developed in three phases beginning August 1, 2015, with each phase beginning the following year, and the build out being completed August 1, 2018. The building will not be more than 65' in height, consisting of 4 stories with a garden level, the top floor units will have a lofted mezzanine; an attached structured parking garage with ample bike parking with service the apartments. Access in and out of the Parking Garage will be limited to the south side along Page St limiting traffic movement down the Alley to the west of the project. There will be studio, one, two, three, four, bedroom apartment that will be heavily marketed towards university students but not exclusively limited to them, young professionals, retirees, and university employees may also find the project attractive. Units will feature individual bedrooms, granite countertops, washer/dryer, hardwood floors and 9' ceilings. The project is inwardly focused around its central common courtyards, with one such courtyard containing a swimming pool. There will be no exterior balconies. The building will have a contemporary design focus. In conclusion the location of the property within easy walking distance to OU Campus, Gaylord Stadium, and campus corner are its greatest asset.

